

**DRC**  
**SITE PLAN REVIEW AND COMMENT**  
**REPORT**

**Division:** Airport

**Member:** Alex Erskine  
954-828-4966

**Project Name:** Third and Eight Corp./Victoria's Point

**Case #:** 130-R-03

**Date:** December 9, 2003

**Comments:**

1. No comments

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**Division:** Engineering

**Member:** Tim Welch  
Engineering Design Mgr.  
Office Ph. 954-828-5123  
Office Fax: 954-828-5275  
Email: [timw@cityfort.com](mailto:timw@cityfort.com)

**Project Name:** Third and Eight Corp./Victoria's Point

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**Comments:**

1. The applicant shall contract for engineering services to obtain a general license for surface water management from the Broward County Department of Environmental Protection (BCDPEP). This design shall incorporate sufficient property boundary, existing, and proposed elevations (with use of cross-sectional views as applicable) to demonstrate adequate storm water routing and storage per Section 47-25.2.L of the City Code of Ordinances. The engineer's paving and drainage plan(s) and calculations shall be complete in order to obtain final site plan approval.
2. Owner of the referenced property is advised that no site plan approval shall be issued until said site plan reflects all easements, rights of way or encroachments recorded over this property. No building permit shall be issued until the City is supplied with a signed and sealed survey showing all above ground improvements, open and notorious evidence of encroachments, utilities or rights of way and all easements, rights of way and encroachments. This survey shall be based on an abstract of title dated no earlier than ninety (90) days prior to the date of building permit application. Copies of all relevant deeds or other documents evidencing those matters of title shown on the site plan and survey shall be provided to the City along with the survey, along with a copy of the title abstract. Additionally, an affidavit shall be provided by an attorney licensed to practice law in the State of Florida attesting to no additional recordings of easements or encroachments from the remainder of time from ninety (90) days prior to the date of permit application to the date of issuance.
3. The owner shall provide a signed statement agreeing to satisfy all components of item 4 (above) prior to requesting final DRC authorization.

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4. Please provide engineered plans as follows for review prior to requesting final DRC authorization from the engineering department:
  - a. Paving, Grading, and Drainage (PGD) Plan(s),
  - b. Water and Sewer Plan(s)
  - c. Details and Specifications Plan(s) with City Standards, as applicable.
5. Please provide typical cross-sectional views of the proposed grading around the perimeter of the entire site. These typical sections shall provide sufficient detailing of the site grading, proposed structures, landscaping, etc. which will result in the finished project (including right of way area per engineering department standard detail P2.1).
6. The owner shall pave and drain (improve) the alley serving the units to be constructed on it per 47-20.5.B.2 of the City Code.
7. The architects shall review engineer's plans for existing and proposed utilities and eliminate any conflicts between proposed entrances/exits and power or street light poles, and any conflicts between landscaping and underground or overhead utilities.
8. The engineer shall design the minimum width public sidewalk as required by Planning staff, but no less than five (5) feet wide along both N.E. 3 Street and N.E. 8 Avenue.

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**Division:** Fire

**Member:** Albert Weber  
954-828-5875

**Project Name:** Third and Eight Corp./Victoria's  
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**Comments:**

1. Flow test required.
2. Show hydrant location.
3. Show sprinkler main with DDC and FDC.

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**Division:** Info. Systems

**Member:** Gary Gray  
954-828-5762

**Project Name:** Third and Eight Corp./Victoria's  
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**Comments:**

1. No apparent interference will result from this plan at this time.

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**Division:** Landscape

**Member:** Dave Gennaro  
954-828-5200

**Project Name:** Third and Eight Corp./Victoria's  
Point

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**Comments:**

1. All Tree Preservation Ordinance requirements apply, including those relating to the preservation of "existing, large desirable trees." Existing trees to remain should have sufficient distance from structures to avoid conflict. Site Plan redesign or tree relocation may be necessary to preserve certain trees.
2. Verify that there are no violations of the sight triangle Ordinance ( there can be no plant material that obstructs visibility between 30" and 8' height.)

**Recommendations:**

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**Division:** Planning

**Member:** Kevin Erwin  
954-828-6534

**Project Name:** Third and Eight Corp./Victoria's Point

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Site Plan Level II / 6 unit Townhouse / RMM-25

**Comments:**

1. This is a new use and must meet all current code requirements.
2. Provide a point-by-point narrative of how this project complies with Sec 47-18.33 Townhouse. This narrative is to include items specific to townhouses located in the RC-15 zoning district.
3. Provide a point-by-point narrative outlining compliance with Sec 47-25.2 Adequacy.
4. Show the least dimension in the garages. Standard parking spaces are required to be 8'8" by 18'. Several of the garages appear not to meet this requirement.
5. Provide a 5' sidewalk along each street frontage.
6. Provide a section drawing showing the curb and street.
7. Show the location of all a/c units and trash receptacles.
8. Show the direction of swing of all doors on site plan.
9. Show the property line and setback dimensions on the elevation drawings.
10. Provide color and materials information **or samples** for all exterior surfaces and indicate on all plans.
11. Several areas of the building violate the 1 for 1 setback plane.
12. On the east elevation there is a large blank area; provide more architectural detailing on that portion of the façade.

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13. Provide measurements in terms of MSL on the elevation drawings. Discuss building height measurements with the Zoning Rep.
14. Respond to the DRC comments within 90 days or further DRC review may be required.
15. Additional comments may be forthcoming.



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**Division:** Police **Member:** Det. C. Cleary- Robitaille  
(954) 828-6419

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**Comments:**

1. Impact resistant material should be used on all glazed areas.
2. All units should be equipped with a perimeter alarm system as well as a glass-breaking sensor system.
3. Landscaping should not interfere with illumination of common areas.
4. **Due to the high volume of building that is going on in the city it is impossible for the Fort Lauderdale Police Department to provide adequate security at all construction sites. It is highly recommended that the managing company make arrangements for private security.**
5. **Please submit comments in writing prior to DRC sign-off.**

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**Division:** Zoning

**Member:** Terry Burgess  
954-828-5913

**Project Name:** Third and Eight Corp./Victoria's Point

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**Comments:**

1. Provide a narrative outlining how the proposed townhouse development complies with section 47-18.33 point by point.
2. Label setbacks front, side and rear on the site plan.
3. Garages for units #3 and #4 do not comply with the minimum parking space standards of section 47-20.11.
4. Indicate location of roof-mounted equipment on the elevation plans pursuant to section 47-19.2.Z.
5. Clearly define what the grade and building height elevation requirements are for this proposed townhouses development pursuant to definitions of grade and height in section 47-2.
6. A portion of the proposed townhouse project encroaches into the required ten (10) foot side yard setback.
7. Dimension all overhangs and setbacks on the elevation and site plan.
8. Additional comments may be discussed at the DRC meeting.